

Garden City Warehouse
(320 West Jackson Street Building)
320-322 West Jackson Street
319-323 West Quincy Street
Chicago
Cook County
Illinois

HABS No. ILL-1013

HABS
ILL,
16-CHIG,
15-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
Reduced Copies of Measured Drawings

Historic American Buildings Survey
National Park Service
Washington Planning and Service Center
1730 North Lynn Street
Arlington, Virginia

HISTORIC AMERICAN BUILDINGS SURVEY

HABS No. ILL-1013

GARDEN CITY WAREHOUSE, 320 W. JACKSON STREET BUILDING

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15-

Location: 320-22 West Jackson Street; 319-23 West Quincy Street,
Chicago, Cook County, Illinois.

Present Owner: Benjamin Levitan, 253 E. Delaware, Chicago.

Present Occupant: Vacant; formerly occupied by Samuel P. Platt, wholesale
furrier and dress-maker.

Statement of
Significance: This is an example of a late nineteenth-century ware-
house building. The cast iron Jackson Street facade
is unusually light and delicate in its Gothic design.

PART 1. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners (chain of title:) Legal
description of property: 320 W. Jackson Street, Lot 9,
Block 83 of Subdivision of Blocks 83, 92, 140 in School
Addition to Chicago, Section 16-39-14.

Chain of title: (The following was taken from Deed Book
466, pp. 186-187, Cook County Recorder's Office).
On August 24, 1881, Henry C. Durand purchased the north half
of Lot 9, Block 83 from Philander Hickox for the sum of
\$20,000. (Doc. 344405, Book 1106, p. 244). On October 31,
1881, Durand entered into a party wall agreement with I.
Nelson Vance of Wheeling, West Virginia, owner of the south
half of Lot 9, Block 83. The wall (24"-20"-16"-16"-16"-12"
in thickness) was to be built between them by Durand. Vance
obtained the right to join the party wall in the event that
he should decide to build on the south half of Lot 9. In
such an instance, the cost of the wall would be shared by
Vance, the amount to be estimated by S. M. Randolph, archi-
tect, 51 Lakeside Building. (Doc. 356307, Book 1124, p. 292).
On September 11, 1882, Durand purchased the south half of
Lot 9, Block 83 from Vance for \$28,000. (Doc. 418890, Book
1264, p. 74.) On January 9, 1883, Durand entered into a
party wall agreement with the estate of William S. Johnston,
owner of the property to the east of Lot 9: ". . .and whereas
it is the intention of the said party of the first part
Durand to erect a building on his said lot above described
[south half, Lot 9], the east wall of which is to be used as
a party wall by the said parties of the first and second
part." The wall (28"-12" in thickness) was to be built by

Durand, who allowed Johnston the right to join his building (Doc. 442473, Book 1224, p. 473).

The property remained in the hands of Durand and his estate until October 23, 1924, when it was leased from the Northern Trust Company by Samuel P. and L. S. Platt, et al. (Doc. 8642061, Book 19979, p. 557). The present owner, Benjamin Levitan, is apparently connected with Platt, et al. and is first mentioned as owner on May 7, 1947 (Doc. 14051564).

House numbers: The following is taken from House Numbers-The Loop, 1911 Re-numbering in the Chicago Historical Society Library:

W. Jackson Street even numbers

New	Old
320	239
	241
	243
	245
330	247

West Quincy Street even numbers

New	Old
319	180
	182
	184
	186

2. Date of erection: North half c. 1882, South half c. 1883.
Demolished: 1965.

Buildings permits: (Many early building permits are missing from the Files of the Department of Buildings, City of Chicago. The following ledger entry is taken from Department of Buildings, Permits, Vol. C, January 1, 1879 to December 31, 1881, p. 257).

October 27, 1881, No. 3726. Owner: H. C. Durand, 5 stories, Warehouse. Feet front: 50. Feet deep: 83. Feet high: 60. Location: Quincy near Market, Lot 9, Block 83, School Sub-division. Received for permit: \$50.00.

3. Architect: Probably Smith M. Randolph mentioned in the chain of title above.

The following is from A. T. Andreas, History of Chicago (Chicago: Published by the author, 1886), Vol. III, p. 70: Smith M. Randolph was born near New Brunswick, N.J., in 1837, and was educated in the district schools there. He came to

Chicago in 1854, before he was seventeen years old and entered the office of his brother, Mahlon Randolph, an architect, now located in New York City. In 1859, he left his brother's office to join a friend located at Chillicothe, Mo., but after prospecting for about eighteen months he was compelled to abandon his business there and returned to Chicago in 1860, just before the election of Abraham Lincoln. . . /Civil War history follows/. . . Mr. Randolph joined his brother Mahlon, in St. Louis, where they conducted business as architects until 1871, designing many of the public and private buildings of the city and surroundings. In 1870, Mr. Randolph was appointed by Governor McClurg as police commissioner, and was elected president of the board. In this capacity, he reorganized the force and conducted the department to the great satisfaction of the law-abiding citizens of all political parties. After the great fire of 1871, he closed his business in St. Louis and returned to this city, fully determined to make it his permanent home, and has since done an extensive business, being fully identified with the Chicago of today. Mr. Randolph has recently completed a magnificent residence for H. H. Kohlsaat, at a cost of \$35,000, which was made the subject of illustration in the "Inland Architect and Builder." This edifice is only one out of the many which have been designed and built by this gentleman, both in St. Louis and Chicago.

The following is from the card index at the Burnham Library in the Chicago Art Institute: Smith Martin Randolph, 1837-1924. Buildings include: 310 W. Jackson Street, wholesale store for Mrs. Fabian (adjoining Garden City Warehouse); the Johnson estate; Lowther Masonic Hall, Chicago; H.H. Kohlsaat House, Chicago; Baptist Theological Seminary, Chicago; H.C. Durand house, Lake Forest. References: Building Budget, Vol. III (June, 1887), p. 86b.

4. Original plans, builder, suppliers: Masonry contractor probably W. A. Wells.

"The H. C. Durand, six-story warehouse, 50' x 81' on Jackson Street, near the corner of Market, cost \$50,000." /Industrial Chicago, Vol. 2. (Chicago: The Goodspeed Publishing Company, 1891), p. 173/

The following is from A. T. Andreas, History of Chicago (Chicago: Published by the author, 1886), Vol. III, p. 90: W. A. Wells located in this city in July, 1871, and soon opened business as a contractor and builder. Since that time he has erected a large number of durable and elegant memorials to his ability, among which may be cited the following buildings: The Exposition Building, the Times Building, Fowler Brother's packing house, George A. Seavern's Block, Fuller & Fuller's drug house, Hiram Sibley's fire-proof warehouses, Continental Building, H. C. Durand's storehouses, and Cary Ogden & Packer's paint factory. Mr. Wells was born at Pike, Bradford Co., Penn., on July 22, 1830, where he received his

early education. In 1845, he removed to Rock County, Wis., where he continued the schooling commenced at his native place. In 1849, he learned the trade of a mason, and, in 1852, when only twenty-two years of age, he took an active part in contracting and building at Janesville, Wis., where he remained until he removed to Chicago, in 1871. His operations in the line of his business, however, were not confined to that city, as he built the Court House and Jail at Plattsburg, Mo. as well as the Insane Asylum at Janesville.

5. Alterations and additions: According to the party wall agreement between Durand & Vance and the building permit cited above, Durand originally planned to build only the north half of the building. The present building, however, shows no signs of having been built in separate halves. Apparently, before Durand carried his project for the north half of the building to completion, he acquired the south half of the property and changed his plans to the existing scheme.

Sometime after 1887, an extensive remodeling program was carried out which brought about the addition of the iron front on Jackson Street and other less imposing changes on Quincy Street. The cast-iron front and other internal structural alterations were by Vierling, McDowell & Co., Iron Works of Chicago. The cast-iron front, according to the evidence of old photographs (see old views, below) was added between 1887 and 1914. Since the time of these alterations, a few pieces of minor, cast-iron ornament have been removed. There have been a number of mechanical alterations and changes in door and window placement.

Inspection of the building shows the following: Red-face brick is partially visible extending beneath the cast-iron front at the southwest corner, suggesting that the cast-iron replaced an earlier brick facade. In the basement, especially the area under the Jackson Street facade, steel posts and lintels have been added to reinforce or replace parts of the original masonry structure. On the west wall, which now faces into the alley, there are indications of the original fenestration corresponding to that pictured in Orear's Commercial and Architectural Chicago (1887). Windows and doors have been relocated and fire escapes added. The furnace dates 1895, Baker & Smith Co.

On the lower southeast corner of the Jackson Street front is a plate which reveals the manufacturer of the cast-iron front: "Vierling, McDowell & Co., Iron Works, Chicago."

The Vierling, McDowell & Co., Iron Works is still in existence. Its name was changed to the Vierling Steel Works in 1917 or

1918. Their present address is 53 W. Jackson, Chicago. All early records and catalogues of the Company at their office have been lost or destroyed.

The following is from John H. Jones and Fred A. Britten (eds.), A Half Century of Chicago Building (Chicago: 1910), p. 179B: "Advertiser: Vierling, McDowell & Co., Manufacturers of Structural and Ornamental Iron and Steel. Office and Works: 23rd Street and Stewart Avenue. Louis Vierling, President. C. J. Vierling, Vice-president. Established 1882."

The following is from Industrial Chicago, (1891) Vol. II, p. 416: "Vierling, McDowell & Co.'s iron works date back to 1881. Their architectural Iron Work, stair and beam iron work and general foundry work has a good reputation. The members of the company are also engineers and contractors for structural building work."

B. Historical Events and Persons Associated with Building:

H. C. Durand & Co. is cited (Andreas, Vol. 3, p. 348) as one of the most prominent of the wholesale grocers of Chicago in 1886. Durand is also mentioned (Andreas, Vol. 3, p. 439) as a member of the board of directors of the Continental National Bank.

The following is from Andreas, Vol. 3, p. 338: "The Garden City Warehouses were established by Dike Bros. and Winkler, which firm has changed to Dike Bros. and Baker. Determining to incorporate, a charter was secured by Dike Bros. & Winkler in 1883, and a company was formed with the following officers: N. H. Jones, president; H. L. Ware, vice-president and secretary; and H. J. Dike, treasurer. In a short time the affairs of the incorporation became involved, and the property was placed in the hands of a receiver, A. H. Burley, from whom Messrs. Hamilton and Gedde purchased the buildings. Mr. Hamilton retired from the firm in April, 1885, Mr. Gedde retaining the sole control. The warehouses are used for storing general merchandise, and have a capacity of forty thousand square feet."

The following is from G. W. Orear, Commercial and Architectural Chicago (Chicago: Published by the author, 1887), p. 207: "The Garden City Warehouses, situated at Nos. 180, 182 and 184 Quincy Street, and 239, 241, and 243 Jackson Street, two and a half blocks west of the Board of Trade, are in the wholesale quarter of the city and easily accessible from either freight-houses or docks. They are patronized by the leading business houses, and also by private parties, who find in the clean dry and well-ventilated apartments excellent accommodations for their respective goods. Mr. Samuel M. Chase is the proprietor."

C. Bibliography:

1. Andreas, A. T. History of Chicago. Vol. III. Chicago: Published by the author, 1886. Pp. 70, 90, 338, 339, 348, 439.
2. _____. Industrial Chicago. 2 Vols. Chicago: Goodspeed Publishing Co., 1891.
3. Jones, John H., and Britten, Fred A. (eds.) A Half Century of Chicago Building. Chicago: 1910. P. 179B.
4. Orear, G. W. Commercial and Architectural Chicago. Chicago: Published by the author, 1887. P. 207, illus. p. 206.
5. Randall, Frank A. History of the Development of Building Construction in Chicago. Urbana: University of Illinois Press, 1949. P. 92.

D. Old Views:

Orear, Commercial and Architectural Chicago (1887), p. 206: Pictured is a building bearing signs: "Garden City Warehouse A and Garden City Warehouse B." "A" refers to the 5 story section with loading entrances on Quincy. Joined to "A", approximately half way is "B" which is 6 stories and has public entrances on Jackson. There are also doors and windows on the present alley side. The building material appears to be brick. The Quincy and Jackson brick facades have 3 bays, but bear no resemblance to the present cast-iron fronts, especially the Jackson Street front.

Clark, Charles R., Chicago 1673-1916, 3 Vols. of Photographs in the Prints and Photographs Department of the Chicago Historical Society, p. 210: An old view of Jackson Blvd. East at Market Street showing the present bowed-out cast-iron front of the 320 W. Jackson Street building, c. 1914.

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PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural character: This building exemplifies the late nineteenth-century warehouse. The slightly bowed south elevation is an example of a late cast-iron front, with very slender proportions and unusual Gothic detail.
2. Condition of fabric: The building is in good condition structurally, but is poorly maintained and very dirty. The cast-iron front has been kept rust free and painted; it is in excellent condition.

B. Description of Exterior:

1. Overall dimensions: The building is rectangular, 51' (wide) x 170' (deep); six stories. The cast-iron front is divided into five bays.
2. Foundations: Stone and brick.
3. Wall construction: The south front is cast-iron, painted gray; the north front is a simple iron-and-brick wall; the west wall is brick, and faces an alley; the east side is a brick party wall. The side walls are strengthened by occasional buttresses.
4. Structural system: The east and west sides are brick bearing walls; a single row of columns (18' apart) runs down the center of the building.
5. Chimneys: There is one large brick chimney at the center of the building.
6. Openings:
 - a. Doorways and doors: The wooden front door is a later addition; metal doors lead to fire escapes.
 - b. Windows: All windows double-hung with large lights (usually one-over-one), except those on the south facade in bays one, three and five, which are pivoted vertically.
7. Roof:
 - a. Shape, covering: The nearly-flat roof slopes slightly toward a center drain; it is built-up, covered with gravel.
 - b. Cornice, eaves: The cornice on the south facade is cast-iron. Around the entire roof, is a brick parapet wall with terra cotta coping.

- c. Dormers, cupolas, towers: There is a small, brick pent-house for mechanical equipment.

C. Description of Interiors:

1. Floor plans: First floor: Against the east party wall is a corridor the entire length of the building, from north to south. The remainder of the first floor is open for sales. Typical upper floor: Open north and south halves are divided by a transverse center core containing toilets, a stairway, and elevators.
2. Stairways: Simple steel stairway at center of building extends the entire height of the building, straight runs, molded wood handrail.
3. Flooring: Hardwood strip flooring.
4. Wall and ceiling finish: Walls and ceilings are plastered. The first floor corridor has a vaulted, plaster ceiling. Round interior columns are covered with plaster, and articulated with bases, collars, and simple inverted conical capitals.
5. Doorways and doors: Later wooden doors.
6. Lighting: Later electric lighting with fluorescent fixtures.
7. Heating: Central heating, with radiators.

D. Site:

The building is located in the Chicago business district in an area of predominantly older buildings, five to ten stories high. It runs through the entire block, with a main entrance facing south on Jackson Street, and a rear entrance facing north on Quincy Street. The building has a party wall on the east side and an alley on the west.

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